

**Minutes of Regular Assembly Meeting
Held on June 24, 2025**

Mayor Patricia Gilbert called the Regular Assembly meeting to order at 7:00 p.m., June 24, 2025, in the Borough Assembly Chambers. Assembly Member Dalrymple led the pledge of allegiance.

PRESENT – GILBERT, POWELL, DALRYMPLE, OTTESEN, MACH, DEBORD

ABSENT – ROBBINS

Borough Manager Villarma and Clerk Lane were also present.

CEREMONIAL MATTERS – None.

PERSONS TO BE HEARD

Dave Wilson, School Board President read a letter regarding the Head Start lease; stated that the school and school board was excluded from the decision-making process for the lease; school will be charging the borough for any staff or resources used for the Head Start lease holder.

Albert Rinehart, WCA Tribal Administrator, introduced himself and stated that he was here to represent WCA in the land sale on the agenda.

Mayor Gilbert introduced Rudy Webb, president of Paradise Advertising and Sarah Cooley from who are here to work with WCA to elevate their tourism aspects; spending time with individuals in the community who contribute to the industry; will be developing and presenting a plan to the tribe in August to lay out how WCA can elevate and contribute to the community.

AMENDMENTS TO THE AGENDA – None.

CONFLICT OF INTEREST – None.

CONSENT AGENDA

6a Minutes from the June 10, 2025 Regular Assembly Meeting

6b Final Plat review of a Replat of Lot B (APN 03-002-304) of the Torgramsen-Glasner Subdivision according to Plat No. 2016-2, and Lot C (APN 02-035-310) of the Health Care Subdivision, according to Plat 2010-4, creating Lot B-1 and Lot C-1, zoned Zimovia Highway Mixed Use, requested by the City and Borough of Wrangell on behalf of Wrangell Cooperative Association and Bruce Smith Jr.

M/S: Powell/Mach to approve the consent agenda, as presented. Motion approved by polled vote.

BOROUGH MANAGER'S REPORT

Rob Marshall, acting Finance Director, provided a brief report for the finance department.

Manager Villarma provided a verbal report.

Harbormaster Miller's report was provided.

Nolan Center Director Arnold's report was provided.

BOROUGH CLERK'S REPORT



Clerk Lane's report was provided.

MAYOR AND ASSEMBLY BUSINESS

DeBord requested that the Assembly does look at demolishing the Old Wrangell Medical Center. There were no objections to this direction to the borough manager.

Powell asked if there would be background checks for the workers for Head Start and who would pay for them, if so.

Gilbert stated that at the site visit at the school, Ms. Powell and Superintendent Burr asked if background checks would be done and Tlingit & Haida stated that yes, they will do stringent background checks, at their own cost.

Powell questioned who made the decision to do a no-cost lease; no discussion before the assembly approved the lease; stating that in the future, if there were any meetings that made decisions like this in the future, he wants the assembly to be aware of that.

MAYOR AND ASSEMBLY APPOINTMENTS – None.

PUBLIC HEARING

11a RESOLUTION No. 06-25-1950 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADOPTING THE BUDGET FOR ALL FUNDS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, FOR THE FISCAL YEAR 2025-2026

Mayor Gilbert called the Public Hearing for Resolution No. 06-25-1950 to order and asked for an administrative report.

Manager Villarma gave a brief administrative report on the FY 2026 Annual Budget.

Gilbert asked if anyone wanted to speak to this item.

Gilbert closed the public hearing and asked for a motion.

M/S: Powell/Ottesen to approve Resolution No. 06-25-1950. Motion approved by polled vote.

11b Approval to move forward with the sale of City Leased Owned Tidelands, Lot 15A & Lot 14A, Plat 2004-09, currently leased by John Agostine, request by John Agostine

Mayor Gilbert called the Public Hearing to order and asked for an administrative report.

Clerk Lane stated that Mr. Agostine submitted an application back in April 2023. The Planning & Zoning Commission and Port Commissions both were in favor of the sale. Although it has taken some time, Mr. Agostine has decided to move forward in trying to purchase the leased tidelands. The appraised value is \$45,600.

Gilbert asked if anyone wanted to speak to this item.

Mr. Agostine stated that he has been leasing the tidelands for quite some time and he would like to impro

Gilbert closed the public hearing and asked for a motion.

M/S: Powell/Ottesen to approve moving forward with the sale of City owned Leased Tidelands to John Agostine, Lots 15A and Lot 14A, currently leased by John Agostine.

11c RESOLUTION No. 06-25-1953 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, APPROVING THE AMENDED FEE AND RATE SCHEDULE

Mayor Gilbert called the Public Hearing for Resolution No. 06-25-1953 to order and asked for an administrative report.

Manager Villarma stated that the fee and rate schedule includes a reduction to the property purchase premium from 25% to 15%; also includes the credit card fees; would like the assembly to remove the credit card fees since we cannot enforce the fees; would also like the assembly to amend the schedule to include a Water and Sewer new home construction rate that would allow the customer to pay a third of the rate for up to eighteen months.

Gilbert asked if anyone wanted to speak to this item.

Bruce Smith Jr. stated that since

Gilbert closed the public hearing and asked for a motion.

M/S: Powell/DeBord to approve Resolution No. 06-25-1953.

M/S: Powell/DeBord to amend the fee and rate schedule to remove the 2.5% credit card fees. Motion approved by polled vote. Amendment approved by polled vote.

M/S: Powell/DeBord to amend the water and sewer rate schedule to add a line item that would allow for a rate reduction for the consumer to pay one-third of the rate and to not exceed eighteen months for new home construction. Amendment failed with Mach, Ottesen, Dalrymple, and DeBord voting no; Powell and Gilbert voted yes.

Main Motion, as amended (to remove the 2.5% credit card fees) was approved by polled vote.

UNFINISHED BUSINESS

12a RESOLUTION NO. 06-25-1951 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, FOR A PORTION LOT C OF THE HEALTHCARE SUBDIVISION, TO BRUCE SMITH JR. FOR THE APPRAISED VALUE OF \$43,934 PLUS REQUIRED FEES

M/S: Powell/Ottesen to approve Resolution No. 06-25-1951.

M/S: Mach/DeBord to amend total due in Section 2 from \$49,476.00 to \$46,356.00. Amendment approved by polled vote.

Main Motion, as amended was approved by polled vote.

12b RESOLUTION NO. 06-25-1952 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, FOR A PORTION LOT C OF THE HEALTHCARE SUBDIVISION, TO WRANGELL COOPERATIVE ASSOCIATION FOR THE APPRAISED VALUE OF \$496,066 PLUS REQUIRED FEES

M/S: Powell/Ottesen to approve Resolution No. 06-25-1952. Motion approved by polled vote.

NEW BUSINESS

13a Approval of a contract award to Marble Island LLC in the amount of \$1,248,182 for the St. Michaels Street Rehabilitation Project

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M/S: Powell/Ottesen to approve a contract award to Marble Island LLC in the amount of \$1,248,182 for the St. Michaels Street Rehabilitation Project. Motion approved by polled vote.

13b ORDINANCE No. 1087 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING CHAPTER 20.62, PLANNED UNIT DEVELOPMENTS AND AMENDING SEVERAL SECTIONS IN TITLE 20 – ZONING, TO ADD AND REFERENCE PLANNED UNIT DEVELOPMENTS TO THE WRANGELL MUNICIPAL CODE

M/S: Mach/Ottesen to approve first reading of Ordinance No. 1087 and move to a second reading with a public hearing to be held on July 22, 2025. Motion approved by polled vote.

ATTORNEY'S FILE – Available for Assembly review in the Borough Clerk's office

EXECUTIVE SESSION

15a Executive Session: Review of an Amendment to the Borough Manager's Agreement

M/S: Powell/Ottesen moved pursuant to 44.62.310 (c) (2), that we recess into an executive session and invite the Borough Manager into the session, to discuss matters that may tend to prejudice the reputation and character of any person, specifically the Review of an amendment to the Borough Manager's Agreement. Motion approved by polled vote.


Recessed into Executive Session at: 8:40 pm


Reconvened back into Regular Session at: 9:19 pm

M/S: Powell/Ottesen to approve Amendment No. 2, to the Borough Manager's Employment Agreement but to take out the 90-day provision. Motion approved by polled vote.

Adjourned at 9:20 p.m.

ATTEST:


Kim Lane, MMC, Borough Clerk


Patricia Gilbert, Borough Mayor

